

**MINUTES OF THE MEETING  
COMMISSION ON CHICAGO LANDMARKS  
MARCH 3, 2011**

The Commission on Chicago Landmarks held a regular meeting on March 3, 2011. The meeting was held at City Hall, 121 N. LaSalle St., City Hall Room 201-A, Chicago, Illinois. The meeting began at 12:50 p.m.

PRESENT:     John Baird, Secretary  
              Phyllis Ellin  
              Yvette Le Grand  
              Andrew Mooney, Commissioner of the Department of Housing and Economic  
                  Development  
              Christopher Reed  
              Edward Torrez  
              Ben Weese  
              Ernest Wong

ABSENT:     Rafael Leon, Chairman

ALSO PRESENT:     Brian Goeken, Deputy Commissioner, Department of Housing and  
                          Economic Development, Historic Preservation Division  
                          Arthur Dolinsky, Department of Law, Real Estate Division  
                          Members of the Public (The list of those in attendance is on file at the  
                          Commission office.)

A tape recording of this meeting is on file at the Department of Housing and Economic Development, Historic Preservation Division offices and is part of the permanent public record of the regular meeting of the Commission on Chicago Landmarks.

Commission member Phyllis Ellin announced that she would serve as the chair for the meeting and called the meeting to order. Ms. Ellin began the meeting by announcing that on February 9<sup>th</sup>, the City Council confirmed the appointment of Andrew Mooney as the Commissioner of the Department of Housing and Economic Development. On behalf of the Commission, Ms. Ellin congratulated Commissioner Mooney on his appointment.

**1.     Approval of the Minutes of the February 3, 2011, Regular Meeting**

**Motioned by Reed, seconded by Weese. Approved unanimously. (8-0)**

**2.     Preliminary Landmark Recommendation**

**WHITE CASTLE #16  
43 E. Cermak Road**

**WARD 2**

Resolution to recommend preliminary landmark designation for the WHITE CASTLE #16 and to initiate the consideration process for possible designation of the building as a Chicago Landmark. Rocky Gupta, owner of the building, expressed support for the proposed landmark designation. The support of Alderman Robert Fioretti (2<sup>nd</sup> Ward), within whose ward the building is located, was noted for the record.

**Motioned by LeGrand, seconded by Wong. Approved unanimously. (8-0)**

3. **Preliminary Recommendation, Report from the Department of Housing and Economic Development, and Final Recommendation to City Council**

**HOLDEN BLOCK**  
**1027 W. Madison Street**

**WARD 2**

Resolution to recommend preliminary and final landmark designation and to accept the report from the Department of Housing and Economic Development for the HOLDEN BLOCK. The consent of Larry Cullen, the property owner, to the building's designation as a Chicago Landmark was noted for the record. The support of Alderman Robert Fioretti (2<sup>nd</sup> Ward), within whose ward the building is located, was noted for the record.

**Motioned by Weese, seconded by Reed. Approved unanimously. (8-0)**

4. **Recommendation to City Council for Approval of Class L Property Tax Incentive**

**HOLDEN BLOCK**  
**1027 W. Madison Street**

**WARD 2**

Resolution to recommend to City Council approval of a Class L Property Tax Incentive for the HOLDEN BLOCK. The support of Alderman Robert Fioretti (2<sup>nd</sup> Ward), within whose ward the building is located, was noted for the record.

**Motioned by Weese, seconded by LeGrand. Approved unanimously. (8-0)**

5. **Announcement of a Public Hearing on Proposed Landmark Recommendation**

**BREWERY-TIED HOUSES**

**(Former) Schlitz Brewery-Tied Houses**

**11400 S. Front Av.**

**3456 S. Western Av.**

**958 W. 69th St.**

**2159 W. Belmont Av.**

**3159 N. Southport Av.**

**(Former) Schlitz Stable, 11314 S. Front Ave.**

**WARD 9**

**WARD 12**

**WARD 17**

**WARD 32**

**WARD 32**

**WARD 9**

**ANNOUNCED:**

Date: March 22, 2011

Location: City Hall, 121 N. LaSalle St., Room 201-A

Time: 9:30 a.m.

Hearing Officer: Phyllis Ellin

6. **Progress Report on Proposed Designations - Announcements**

**BREWERY-TIED HOUSE**

**(Former) Schlitz Brewery-Tied Houses**

**1944 N Oakley**

**WARD 32**

**ANNOUNCED:** The property owner has requested a 120-day extension to the request-for-consent period which expired on February 4, 2011. The consent period now expires on June 4, 2011.

**RIVIERA MOTOR SALES COMPANY BUILDING  
5948-60 N. Broadway**

**WARD 48**

ANNOUNCED: The 120-day extension to the request-for-consent period expired on February 5, 2011. A tolling agreement has been entered into with the property owners; under the agreement, the tolling period will expire on August 5, 2011.

**7. Final Landmark Recommendation to City Council**

**BREWERY-TIED HOUSES**

**(Former) Schlitz Brewery-Tied Houses  
1801 W. Division Street**

**WARD 1**

Resolution to adopt a final recommendation to City Council that the proposed (FORMER) SCHLITZ BREWERY-TIED HOUSE located at 1801 W. Division Street be designated as a Chicago Landmark. The consent of the property owner, the Tom Magee, and the support of Alderman Joe Moreno (1<sup>st</sup> Ward) for the proposed landmark designation was noted for the record.

**Motioned by Wong, seconded by Weese. Approved unanimously. (8-0)**

**8. Program Committee Report**

**Recommendation to the Illinois Historic Sites Advisory Council on a Nomination to the National Register of Historic Places:**

**SUTHERLAND HOTEL  
4859 S. Drexel Boulevard**

**WARD 4**

Resolution to approve the recommendation of the Program Committee on the above-referenced nomination to the National Register of Historic Places.

**Motioned by Baird, seconded by Weese. Approved unanimously. (8-0)**

**9. Permit Review Committee Report**

**Report on the Projects Reviewed at the February 3, 2011 Permit Review Committee Meeting**

Permit Review Committee member Ben Weese presented the report from the Permit Review Committee meeting of February 3, 2011 (see attached).

**10. Other Business**

**Report on Permit Decisions for the Month of February 2011**

Dijana Cuvalo presented the reports of the staff to the Commission (see attached).

11. **Adjournment**

There being no further business, the meeting was adjourned at 1:40 p.m.

John Baird, Secretary

# Permit Review Activity

February, 2011

Report to the Commission on Chicago Landmarks

**Total:131**

<i>Date rec'd</i>	<i>Correc'd</i>	<i>Rev #</i>	<i>Address</i>	<i>Permit #</i>	<i>Landmark/District</i>	<i>Ward</i>	<i>Summary</i>	<i>PRC Date</i>	<i>Approval Conditions</i>	<i>Approval Date</i>
2/1/2011		2011-0124	209 S. LaSalle	100372588	Rookery Building	42	Mechanical		Mechanical: General building maintenance January - November 2010 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0125	208 S. LaSalle	100376210	Continental & Commercial	42	Interior		Revision to permit for audited self-cert permit # 100374277. Landlord work to prepare suite 109 for retail tenant build-out in existing 22-story mixed use building- no change of use, no change of demising walls. No change to previously approved storefront changes, including (1) revolving door and one new glass panel and	2/1/2011
2/1/2011		2011-0126	210 S. Canal	100372585	Union Station	2	Mechanical		Mechanical: General building maintenance January - November 2010 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0127	24 W. Randolph	100372584	Oliver Building	42	Mechanical		Mechanical: General building maintenance January - November 2010 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0128	230 N. Michigan	100372583	Carbide & Carbon Building	42	Mechanical		Mechanical: General building maintenance January - November 2010 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0129	1301 N. State	100372582	Astor Street District	42	Mechanical		Mechanical: General building maintenance January - November 2010 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0130	701 N. Michigan	100372581	Allerton Hotel	42	Mechanical		Mechanical: General building maintenance January - November 2010 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0131	1020 W. Sheridan	100379319	Mundelein College	49	Interior		Interiors only: Phase 5E. Interior alterations as per Historic Preservation stamped plans dated 2/1/11. No window changes or exterior alterations permitted with this approval.	2/1/2011
12/6/2010	2/1/2011	2011-0132	600 W. Chicago	100370049	Montgomery Ward	27	Sign		Signage: Install one halo-lit LED illuminated reverse channel logo and letters (TD Ameritrade) 10'-4" in length, 2' in height and 21 sq.ft. in total area per Historic Preservation stamped exhibits dated	2/1/2011
2/1/2011		2011-0133	1060 W. Addison	100380457	Wrigley Field	44	Mechanical		Electrical: Maintenance for the month of February.	2/1/2011
2/1/2011		2011-0134	209 S. LaSalle	100380515	Rookery Building	42	Mechanical		Mechanical: General building maintenance December 2010 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0135	209 S. LaSalle	100380514	Rookery Building	42	Mechanical		Mechanical: General building maintenance January 2011 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0136	209 S. LaSalle	100380513	Rookery Building	42	Mechanical		Mechanical: General building maintenance February 2011 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0137	210 S. Canal	100380512	Union Station	2	Mechanical		Mechanical: General building maintenance February 2011 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0138	210 S. Canal	100380511	Union Station	2	Mechanical		Mechanical: General building maintenance January 2011 ONLY. No window replacement or other work allowed.	2/1/2011

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2/1/2011		2011-0139	210 S. Canal	100380510	Union Station	2	Mechanical		Mechanical: General building maintenance December 2010 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0140	24 W. Randolph	100380509	Oliver Building	42	Mechanical		Mechanical: General building maintenance December 2010 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0141	24 W. Randolph	100380508	Oliver Building	42	Mechanical		Mechanical: General building maintenance January 2011 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0142	24 W. Randolph	100380507	Oliver Building	42	Mechanical		Mechanical: General building maintenance February 2011 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0143	230 N. Michigan	100380505	Carbide & Carbon Building	42	Mechanical		Mechanical: General building maintenance February 2011 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0144	230 N. Michigan	100380504	Carbide & Carbon Building	42	Mechanical		Mechanical: General building maintenance January 2011 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0145	230 N. Michigan	100380503	Carbide & Carbon Building	42	Mechanical		Mechanical: General building maintenance December 2010 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0146	1301 N. State	100380502	Astor Street District	42	Mechanical		Mechanical: General building maintenance December 2010 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0147	1301 N. State	100380500	Astor Street District	42	Mechanical		Mechanical: General building maintenance January 2011 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0148	1301 N. State	100380499	Astor Street District	42	Mechanical		Mechanical: General building maintenance February 2011 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0149	701 N. Michigan	100380498	Allerton Hotel	42	Mechanical		Mechanical: General building maintenance February 2011 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0150	701 N. Michigan	100380497	Allerton Hotel	42	Mechanical		Mechanical: General building maintenance January 2011 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0151	701 N. Michigan	100380496	Allerton Hotel	42	Mechanical		Mechanical: General building maintenance December 2010 ONLY. No window replacement or other work allowed.	2/1/2011
2/1/2011		2011-0152	300 W. Adams	100378998	300 W. Adams St. Office Bldg	2	Exterior		Exterior: Architectural alterations to façade as per Landmarks stamped plans dated 01 February 2011. Work will include increasing the cavity behind the spike and shield architectural features to allow for the installation of lights. Lighting fixtures to match the color of cast iron. Electrical connections to be made from within the building to avoid any visible conduit. Cast iron to be carefully removed and reinstalled. Should any areas be damaged they are to be repaired in-kind to match historic. Should the scope of work increase due to unforeseen conditions Historic Preservation staff to be contacted immediately. No window replacement or other	2/1/2011
2/2/2011		2011-0153	401 S. State	100379930	Leiter II Building	2	Interior		Interior demolition to nonload bearing partitions of existing 6th floor classrooms per Landmarks stamped plans dated 2/2/11. No window replacement or other exterior work to occur with this approval.	2/2/2011
2/3/2011		2011-0154	425 W. Surf	100380612	Surf-Pine Grove District	44	Mechanical		Mechanical: Add 3 circuits to kitchen, add arc fault to bedrooms; replace existing 60A load center in units 202, 315, 603, 808, 902 ONLY. No window replacement or other work allowed.	2/3/2011

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2/3/2011		2011-0155	520 S. Michigan	100380621	Historic Michigan Boulevard	2	Mechanical		Mechanical: Monthly maintenance for January 2011; replace blower motor in heating in guest rooms; repaired hallway light fixtures in south building; replaced bad relay for sheet folder; change lights throughout building; check phone line to accounting office; GFI replacement in bathrooms where needed. No window replacement or other work allowed.	2/3/2011
2/3/2011		2011-0156	20 N. Wacker	100380679	Civic Opera House	42	Mechanical		Mechanical: Full installation permit for non-required fire alarm system; 38th floor only. No window replacement or other work allowed.	2/3/2011
2/3/2011		2011-0157	20 N. Wacker	100380677	Civic Opera House	42	Mechanical		Mechanical: Full installation permit for non-required fire alarm system; 7th floor only. No window replacement or other work allowed.	2/3/2011
2/3/2011		2011-0158	300 W. Adams	100380254	300 W. Adams St. Office Bldg	2	Mechanical		Mechanical: Addition of 10 new devices to an existing non-required fire alarm system on 1st floor. No window replacement or other work allowed.	2/3/2011
2/3/2011		2011-0159	30 N. Michigan	100380717	Historic Michigan Boulevard	42	Mechanical		Mechanical: Instalation of a low-voltage alarm system ONLY. No window replacement or other work allowed.	2/3/2011
2/4/2011		2011-0160	141 W. Jackson	100380749	Chicago Board of Trade Building	2	Mechanical		Electrical: Monthly maintenance January 2011. No other work permitted with this approval.	2/4/2011
2/4/2011		2011-0161	600 W. Chicago	100380696	Montgomery Ward	27	Mechanical		Electrical: Monthly maintenance work throughout building. No other work permitted with this approval.	2/4/2011
2/4/2011		2011-0162	600 S. Federal	100380710	Printing House Row District	2	Mechanical		Electrical only: UPS installation. No other work permitted with this approval.	2/4/2011
2/3/2011		2011-0163	1725 N. Fern	100378980	Old Town Triangle District	43	Exterior and Interior	12/02/10	Interior and exterior: Windows (replacement only) QTY 3, Doors (replacement only) QTY 2, furnace (replacment only): QTY 1, hot water heater (replacement only) QTY 1. Per Historic Preservation stamped plans dated 2/4/11. New windows to be aluminum-clad wood with simulated divided lights (interior and exterior grides with spacer bars) in the upper sash. New door to be paneled wood with a window. New garage door to be wood with divided lights in the upper portion. Project includes new curb-cut to service new garage opening, and restoration of a portion of an existing curb-cut in front of 1723 N. Fern Court, per submittal.	2/4/2011
2/4/2001		2011-0164	30 W. Monroe	100377940	Inland Steel Building	42	Interior	02/03/11	Interior office build out for 5th floor including new ceiling tiles using 12" x 12" Armstrong Ultima with 2" wide strips aligned with exterior wall mullions. Retrofitted existing light fixtures or new custom 5'L x 1'W light fixtures per stamped plans and specifications. NO CHANGE TO EXTERIOR FACADES ALLOWED WITH THIS PERMIT.	2/4/2011
2/4/2011		2011-0165	135 S. LaSalle	100378469	Field Building	42	Interior		Interiors only: Interior alterations to tenant offices on 7th, 10th, and lower level floor as per Historic Preservation stamped plans dated 2/4/11. No window replacment permitted with this approval.	2/4/2011
2/7/2011		2011-0166	1020 W. Sheridan	100380799	Mundelein College	49	Mechanical		HVAC Control wiring	2/7/2011
2/7/2011		2011-0167	1 N. LaSalle	100380794	One North LaSalle Building	42	Miscellaneous		Miscellaneous: Revise permit 100351802 to change plumbing and HVAC contractors ONLY. No work allowed with this permit.	2/7/2011

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11/23/2010	2/7/2011	2011-0168	1935 W. Schiller	100373760	Wicker Park District	1	Exterior		Exterior only: Roof tear-off: sheathing, rubber membrane roofing, gutter and downspouts. No structural changes permitted. Masonry removal and replacement as needed. All masonry repairs to be on side elevations or behind sheet metal cornice. New masonry to match size, color and appearance of existing. Decorative cornice to remain in place and be patched and repaired. No window replacement or other work permitted with this approval.	2/7/2011
2/7/2011		2011-0169	900 N. Kingsbury	100380959	Montgomery Ward & Co. Catalog House	27	Mechanical		Electrical - Security work, phase 8 - Groupon (13-1436). No other work to occur with this approval.	2/7/2011
2/8/2011		2011-0170	200 S. Michigan	100380688	Historic Michigan Boulevard	42	Interior		Interiors only: Interior alterations for new Pot Belly Restaurant as per Historic Preservation stamped plans dated 2/8/11. No change to existing storefronts permitted with this approval.	2/8/2011
2/8/2011		2011-0171	185 N. Franklin	100378799	Lake-Franklin Group	42	Interior		Interiors only: Deconvert 5th floor office space to bar per Historic Preservation stamped plans dated 2/8/11. Project indicates seating at outdoor terrace area (screened by 6' parapet walls). No other work permitted with this approval. Any signage to be applied for under separate permit.	2/8/2011
2/8/2011		2011-0172	600 E. Chicago	100380341	Navy Pier	42	Interior		Interiors: Interior demolition of existing restaurant and bar (ground level) in preparation for new "Margarita Ville" per Historic Preservation stamped plans dated 2/8/11.	2/8/2011
2/8/2011		2011-0173	185 N. Franklin	100378802	Lake-Franklin Group	42	Interior		Interiors only: Deconvert fourth floor office space to bar/tavern per Historic Preservation stamped plans dated 2/8/11. No exterior work permitted with this approval. Any signage to be applied for under separate permit.	2/8/2011
2/8/2011		2011-0174	50 W. Washington	100380629	Richard J. Daley Center	42	Mechanical		Electrical: Monthly maintenance permit. No other work permitted with this approval.	2/8/2011
2/8/2011		2011-0175	141 W. Jackson	100380630	Chicago Board of Trade Building	2	Mechanical		Electrical: Monthly maintenance permit. No other work permitted with this approval.	2/8/2011
2/8/2011		2011-0176	121 N. LaSalle	100380632	City Hall - County Building	42	Mechanical		Electrical: Monthly maintenance permit. No other work permitted with this approval.	2/8/2011
2/8/2011		2011-0177	333 N. Michigan	100380653	333 N. Michigan Building	42	Mechanical		Electrical: Monthly maintenance permit. No other work permitted with this approval.	2/8/2011
2/8/2011		2011-0178	209 S. LaSalle	100380819	Rookery Building	42	Mechanical		Electrical: Monthly maintenance permit. No other work permitted with this approval.	2/8/2011
2/8/2011		2011-0179	29 S. LaSalle	100380825	New York Life Building	42	Mechanical		Electrical: Monthly maintenance permit. No other work permitted with this approval.	2/8/2011
2/8/2011		2011-0180	125 S. LaSalle	100380826	Field Building	42	Mechanical		Electrical: Monthly maintenance permit. No other work permitted with this approval.	2/8/2011
2/8/2011		2011-0181	53 W. Jackson	100380827	Monadnock Building	2	Mechanical		Electrical: Monthly maintenance permit. No other work permitted with this approval.	2/8/2011
2/8/2011		2011-0182	600 E. Grand	100380833	Navy Pier	42	Mechanical		Electrical: Monthly maintenance permit. No other work permitted with this approval.	2/8/2011

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2/8/2011		2011-0183	35 E. Wacker	100379737	35 E. Wacker Building	42	Interior		Interior build out of office space on 8th floor as per Landmark stamped plans dated 02/08/11. NO CHANGE TO EXTERIOR FACADES OR WINDOWS ALLOWED WITH THIS PERMIT. REUSE EXISTING LOUVERS ONLY.	2/8/2011
1/26/2011	2/9/2011	2011-0184	307 N. Michigan	100370100	Old Republic Building	42	Interior		Interior work only: replace existing mechanicals for south side of first-floor as per Landmark stamped plans dated 02/09/11. NO CHANGE TO EXTERIOR WALL OR STOREFRONTS ALLOWED WITH THIS PERMIT. ALL NEW MECHANICALSYSTEMS TO EXCEED ASHRAE-90.1 by 14% AS PER PLANS.	2/9/2011
2/9/2011		2011-0185	701 N. Michigan	100381178	Allerton Hotel	42	Mechanical		Electrical maintenance only	2/9/2011
2/9/2011		2011-0186	135 S. LaSalle	100379221	Field Building	42	Interior		Interior work: alteration of existing office space on 30th floor as per Landmark stamped plans dated 02/09/11. NO CHANGE TO EXTERIOR FACADES OR WINDOWS ALLOWED WITH THIS PERMIT.	2/9/2011
2/9/2011		2011-0187	561 W. Arlington	100381268	Arlington-Deming District	43	Mechanical		Electrical work: relocate 2 outlets, install track lighting, install u/c lighting, relocate power for refridgerator and dishwasher and install switch for dishwasher	2/9/2011
2/10/2011		2011-0188	2222 N. Geneva	100381123	Mid-North District	43	Exterior		Exterior: Revision of third-floor terrace handrail as per Landmarks stamped plans dated 10 February 2011. No window replacement or other work allowed.	2/10/2011
2/10/2011		2011-0189	224 S. Michigan	100381315	Historic Michigan Boulevard	42	Mechanical		Mechanical: Card access security work in Suite 600 ONLY. No window replacement ot other work allowed.	2/10/2011
2/10/2011		2011-0190	188 W. Randolph	100381355	Steuben Club Building	42	Scaffold		Scaffold: Erect 5 mast climber work platforms to be in place from 02/09/2011 until 02/09/2012 ONLY. No window replacement or other work allowed.	2/10/2011
2/10/2011		2011-0191	1060 W. Addison	100381021	Wrigley Field	44	Interior		Interior: Interior finish/remodel of training room; relocation of two showers and two floor drains ONLY. No work allowed to Landmark designated areas.	2/10/2011
2/14/2011		2011-0192	500 W. Jackson	100381552	Union Station	2	Interior		Interior: Concrete floor repairs to existin 2nd & 3rd floor office space ONLY. No window replacemetn or other work allowed.	2/14/2011
2/14/2011		2011-0193	640 S. Federal	100381577	Printing House Row District	2	Interior		Interior: Install washer/dryer in unit 705 ONLY. No window replacement or other work allowed.	2/14/2011
2/14/2011		2011-0194	111 N. State	100379797	Marshall Field and Company Building	42	Mechanical		Mechanical: Electrical maintenance for December 2010 ONLY. No window replacement or other work allowed.	2/14/2011
2/14/2011		2011-0195	25 E. Washington	100381006	Jewelers Row District	42	Interior		Interior alterations to existing office suite 1615 per Landmarks stamped plans dated 2/14/11. No window replacement or other exterior work to occur with this approval.	2/14/2011
2/14/2011		2011-0196	17 E. Monroe	100381602	Palmer House Hotel	42	Mechanical		Electrical only: Maintenance permit for March 2011.	2/14/2011

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1/12/2011	2/15/2011	2011-0197	2545 W. Diversey	100375936	Vassar-Swiss Underwear Company Building	1	Exterior and Interior		Revision to permits #100222997 and 100269987: Exterior and Interior alterations as per Landmark stamped plans dated 02/15/11. Exterior revisions to include new exit stair from courtyard, revised locations of mechanical and electrical equipment on roof, and courtyard layout revisions. ALL ROOFTOP MECHANICAL UNITS TO BE PAINTED A DARK GRAY COLOR IN NON-REFLECTIVE FINISH. NO REVISIONS TO STREET-FACING FACADES ALLOWED WITH THIS PERMIT.	2/15/2011
2/15/2011		2011-0198	1339 N. Damen	100377621	Wicker Park District	1	Interior		Interiors only: Interior remodeling of existing commercial space for new deli & sandwich shop per Historic Preservation stamped plans dated 2/15/11. Project includes new concrete apron at entry. No change to existing storefronts and all signage to be applied for under separate permit.	2/15/2011
2/15/2011		2011-0199	4900 S. Woodlawn	100381503	Kenwood District	4	Exterior		Exterior: Window replacement - basement only as per Landmarks stamped plans dated 15 February 2011. No other work allowed.	2/15/2011
2/15/2011		2011-0200	1810 W. Cortland	100381420	Richard Nickel Building	32	Mechanical		Electrical only: Low voltage alarm system.	2/15/2011
1/13/2011	2/15/2011	2011-0201	600 S. Michigan	100373873	Historic Michigan Boulevard	2	Sign		Non-illuminated 4'-5" x 10' sign with metal pin letters mounted to bars for "MOCP Museum of Contemporary Photography" as per Landmark stamped plans dated 02/15/11. ALL ATTACHMENTS INTO MORTAR JOINTS ONLY.	2/15/2011
8/15/2008	2/15/2011	2011-0202	600 S. Michigan	100251320	Historic Michigan Boulevard	2	Sign		Sign: 22'-10" x 2'-2" sign for "College Chicago" with routed lit letters and metal face to replace existing sign of same size and location as per Landmark stamped plans dated 02/15/11.	2/15/2011
8/15/2008	2/15/2011	2011-0203	600 S. Michigan	100251319	Historic Michigan Boulevard	2	Sign		Sign: 15' x 3'-4" sign for "Columbia" with routed lit letters and metal face to replace existing sign of same size and location as per Landmark stamped plans dated 02/15/11.	2/15/2011
8/15/2008	2/15/2011	2011-0204	600 S. Michigan	100251314	Historic Michigan Boulevard	2	Sign		Sign: 22'-10" x 2'-2" sign for "College Chicago" with routed lit letters and metal face to replace existing sign of same size and location as per Landmark stamped plans dated 02/15/11.	2/15/2011
8/15/2008	2/15/2011	2011-0205	600 S. Michigan	100251311	Historic Michigan Boulevard	2	Sign		Sign: 15' x 3'-4" sign for "Columbia" with routed lit letters and metal face to replace existing sign of same size and location as per Landmark stamped plans dated 02/15/11.	2/15/2011
2/17/2011		2011-0206	20 N. Wacker	100381852	Civic Opera House	42	Interior		Interior: Replace elevator hoist ropes on elevators #1 & #42 ONLY. No window replacement or other work allowed.	2/17/2011
2/17/2011		2011-0207	1750 N. Sedgwick	100381867	Old Town Triangle District	43	Interior		Interior: Install private residence 4-stop elevator in location specified on Landmarks approved drawings for permit 100316567 ONLY. No window replacement or other work allowed.	2/17/2011
2/17/2011		2011-0208	1333 W. Argyle	100362696	Essanay Studios	46	Mechanical		Mechanical: Replace existing air handler with a new roof-top unit ONLY as per Landmarks stamped plans dated 17 February 2011. No window replacement or other work allowed.	2/17/2011
2/17/2011		2011-0209	179 E. Lake Shore	100381973	East Lake Shore Drive District	42	Interior		Interior: Interior renovations; new interior stair connecting units 27 & 28 as per Landmarks stamped plans dated 17 February 2011. No window replacement or other work allowed.	2/17/2011

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2/17/2011		2011-0210	307 N. Michigan	100381279	Old Republic Building	42	Mechanical		Mechanical: Install new power infrastructure for elevator modernization. Install air conditioning equipment for elevator mechanical room ONLY as per Landmarks stamped plans dated 17 February 2011. No window replacement or other work allowed.	2/17/2011
2/15/2011	2/17/2011	2011-0211	1 N. State	100380965	Jewelers Row District	42	Interior		Interiors only: First time tenant build-out on 10th floor as per Historic Preservation stamped plans dated 2/17/11. No window replacement or other work permitted with this approval.	2/17/2011
2/17/2011		2011-0212	636 S. Michigan	100382084	Blackstone Hotel	2	Mechanical		Mechanical: February 2011 - monthly maintenance ONLY. No window replacement or other work allowed.	2/17/2011
2/17/2011		2011-0213	4511 N. Dover	100382072	Dover Street District	46	Exterior		Replace 1 window with new clad-wood double-hung window on 2nd floor at front porch, and replace 2 windows on rear façade. NO OTHER WORK ALLOWED WITH THIS PERMIT.	2/17/2011
2/17/2011		2011-0214	4116 S. Ellis	100381642	Oakland District	4	Exterior		Exterior: Remove and replace existing rear enclosed porch with new open wood porch and stairs as per Landmarks stamped plans dated 17 February 2011. No window replacement or other work allowed.	2/17/2011
12/9/2010	2/17/2011	2011-0215	1020 W. Sheridan	100367876	Mundelein College Skyscraper Building	49	Exterior and Interior	5/6/2010	Exterior and Interior: Interior buildout of the first floor areas of the receiving area and west entry vestibule. Addition of exterior canopy at the receiving area as per Landmarks stamped plans dated 17 February 2011. Exterior stairs and handrails on east side of south elevation to be repaired and retained. New ceiling crown mold to match existing crown mold in profile and dimension. Landmarks staff to be contacted to review and approve new terrazzo prior to order and installation. No window replacement allowed.	2/17/2011
2/18/2011		2011-0216	20 N. Wacker	100382154	Civic Opera House	42	Mechanical		Electrical only: Installation of low voltage access control equipment.	2/18/2011
2/18/2011		2011-0217	135 S. LaSalle	100381369	Field Building	42	Mechanical		Electrical only: Install one single phase circuit in server room.	2/18/2011
2/18/2011		2011-0218	2719 W. Logan	100378129	Logan Square Boulevards District	35	Exterior		Exterior only: Repair existing second floor front deck and tuckpoint brick walls per Historic Preservation stamped plans dated 2/18/11. Project includes new second floor deck slab to replace failing deck. Existing masonry to be retained and reinstalled wherever possible. Should it be necessary, the applicant may relocate historic brick from the inner parapet of the second floor balcony to more visible locations where the brick may be deteriorated beyond repair. New brick on all elevations visible from the right-of-way shall match the size, color, texture and appearance of historic brick.. Mortar shall match the color, type, joint width and profile of historic mortar. Historic Preservation staff to be notified to view and approve masonry samples on-site, which shall match the size, color, texture and appearance of historic masonry. Should unforeseen conditions require an increase in the scope of the project Historic Preservation staff shall be notified to review and approve any changes beyond those approved in this application.	2/18/2011
2/18/2011		2011-0219	209 S. LaSalle	100382165	Rookery Building	42	Scaffold		Scaffolding: Erect 6 spider modular scaffolds from 2/21/11 to 2/21/12 for masonry inspection.	2/18/2011

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2/18/2011		2011-0220	122 S. Michigan	100381947	Historic Michigan Boulevard	42	Exterior and Interior		Interior and exterior: Relocation of existing tenant to new finished space; relocation of accessible entry; demolition of existing common hallway; buildout of retail, service hallway, and storage areas per Historic Preservation stamped plans dated 2/18/11. Project includes removal of an existing revolving door and replacement with an ADA accessible entrance. New doors and trim to match historic in regard to finish, details, and proportions. No window replacement or other work permitted with this approval.	2/18/2011
2/18/2011		2011-0221	140 S. Dearborn	100376741	Marquette Building	42	Interior		Interior only: Revision to permit #100375825 for an interior buildout of a commercial space per Historic Preservation stamped plans dated 2/18/11. No change to existing doors or storefronts.	2/18/2011
2/22/2011		2011-0222	17 N. Wabash	100375148	Jewelers Row District	42	Interior		Interiors only: Revision to permit #100355771. Interior alteration to an existing retail space on the 3rd floor in an office/retail building per Historic Preservation stamped plans dated 2/22/11. No change to windows or exterior work permitted with this approval.	2/22/2011
2/22/2011		2011-0223	2545 W. Diversey	100277907	Vassar-Swiss Underwear Company Building	1	Interior		Interiors only: Interior build-out of 3,575 sq.ft. to be a branch bank for Green Choice Bank in Green Exchange Building per Historic Preservation stamped plans dated 2/22/11. No change to existing windows and doors. No signage permitted with this approval.	2/22/2011
2/22/2011		2011-0224	315 N. LaSalle	100382265	Reid, Murdoch & Co. Building	42	Mechanical		Electrical only: Replace interior light fixtures in existing locations. No exhibits were reviewed with this submittal	2/22/2011
2/23/2011		2011-0225	199 E. Lake Shore	100382471	East Lake Shore Drive District	42	Mechanical		Change of electrical contractor	2/23/2011
2/23/2011		2011-0226	853 N. Leavitt	100382400	Ukrainian Village District	32	Exterior		Replace existing rear wood enclosed porch with new rear open wood porch as per Landmark stamped plans dated 02/23/11. NO CHANGE TO FRONT FAÇADE OR WINDOWS ALLOWED WITH THIS PERMIT.	2/23/2011
2/23/2011		2011-0227	224 S. Michigan	100382559	Historic Michigan Boulevard	42	Mechanical		Electrical work only: relocate existing interior lighting and power circuits for two new office spaces.	2/23/2011
2/23/2011		2011-0228	220 S. Michigan	100382577	Historic Michigan Boulevard	42	Mechanical		Electrical monthly maintenance for March, April, and May 2011.	2/23/2011
2/23/2011		2011-0229	315 N. LaSalle	100382578	Reid, Murdoch & Co. Building	42	Interior		Interior work only: replace existing bar with new bar and repaint walls/ceilings, new tile floor and new interior lighting as per Landmark stamped plans dated 02/23/11. NO CHANGE TO EXTERIOR FACADES, STOREFRONTS, OR SIGNAGE ALLOWED WITH THIS PERMIT.	2/23/2011
2/23/2011		2011-0230	11232 S. Langley	100382252	Pullman District	9	Exterior		Tuckpointing - no structural work - approx. 200 sqft. New mortar to match existing or original mortar in color, profile, and composition.	2/23/2011
2/23/2011		2011-0231	37 S. Wabash	100382422	Jewelers Row District	42	Interior		Interior construction of classrooms and graduate student studio spaces, new toilet facilities and additional support spaces as per Landmark stamped plans dated 02/23/11. NO CHANGE TO EXTERIOR STREET-FACING FAÇADE OR WINDOWS ALLOWED WITH THIS PERMIT.	2/23/2011
2/23/2011		2011-0232	188 W. Randolph	100382546	Steuben Club Building	42	Mechanical		Elevator work: repair door equipment and upgrade software and fixtures for elevators #4,5,and 6. NO WORK TO EXTERIOR FACADES ALLOWED WITH THIS PERMIT.	2/23/2011

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2/23/2011		2011-0233	188 W. Randolph	100382554	Steuben Club Building	42	Mechanical		Elevator work: modernize traction passenger elevators for 7-29 floors and 8-42 floors and hydraulic freight from 3-10 floors. NO WORK TO EXTERIOR FAÇADES ALLOWED WITH THIS PERMIT.	2/23/2011
1/4/2011	2/22/2011	2011-0234	4852 S. Kenwood	100377443	Kenwood District	4	Exterior		Exterior: Masonry work only - remove existing masonry and rebuild north, south, and west chimneys (to same size and configuration) and repair foundation wall as per contract dated 16 February 2011 - no structural work. Chimneys to be dismantled and the brick salvaged for reuse. Any new brick shall be Cloud Burgundy Smooth finish and shall match the size of the existing roman brick. New mortar shall match in color, composition, and joint profile. As much salvaged brick shall be used as possible to rebuild the north and south chimneys matching the existing height and bond pattern and areas on the front of the house. New brick shall be used to rebuild the west chimney and other areas where needed. No chemical cleaning is allowed. No sealing agent may be applied to the brick. No window replacement or other work allowed.	2/22/2011
2/23/2011		2011-0235	560 W. Fullerton	100382271	Mid-North	43	Mechanical		Electrical work only: replace existing service riser and install new 1" conduit	2/23/2011
2/24/2011		2011-0236	3245 S. Prairie	100355423	Calumet-Giles-Prairie District	3	Exterior		Exterior: Replace 6 existing antennas with 6 new antennas and add 3 more as per Landmarks stamped plans dated 24 February 2011. No window replacement or other work allowed.	2/24/2011
2/24/2011		2011-0237	20 N. Wacker	100382705	Civic Opera House	42	Miscellaneous		Miscellaneous: Change plumbing contractor for permit 100375120 ONLY. No work allowed with this permit.	2/24/2011
2/24/2011		2011-0238	20 N. Wacker	100382706	Civic Opera House	42	Miscellaneous		Miscellaneous: Change plumbing contractor for permit 100373588 ONLY. No work allowed with this permit.	2/24/2011
2/24/2011		2011-0239	800 N. Michigan	100382742	Chicago Water Tower District	42	Miscellaneous	2/6/2003	Miscellaneous: Change HVAC (refrigeration) contractor ONLY. No work allowed with this permit.	2/24/2011
2/24/2011		2011-0240	2155 W. Caton	100377111	Wicker Park District	1	Exterior		New rear one-story deck in the same location as previous as per Landmark stamped plans dated 02/24/11. NO WORK TO FRONT FAÇADE OR WINDOWS ALLOWED WITH THIS PERMIT.	2/24/2011
2/24/2011		2011-0241	1721 N. Orleans	100382758	Old Town Triangle District	43	Mechanical		Mechanical: Upgrade to an existing low-voltage alarm system ONLY. No window replacement or other work allowed.	2/24/2011
2/25/2011		2011-0242	2800 N. Milwaukee	100382841	Milwaukee-Diversey-Kimball District	35	Scaffold	10/1/2009	Scaffolding: Erect 1 Bennu Scaffold from 2/25/11 to 2/25/12. No other work permitted with this approval.	2/25/2011
2/25/2011		2011-0243	4504 S. Woodlawn	100382851	Oakland District	4	Exterior		Exterior: Tuckpoint (1500 sq.ft). Repair north parapet wall. Replace (3) 5' long lintels. Existing masonry to be repaired and reinstalled wherever possible. Any required new masonry to match size, color, texture and appearance of existing. No window replacement or other work permitted with this approval.	2/25/2011
2/25/2011		2011-0244	520 N. Michigan	100381027	McGraw-Hill Building	42	Interior	9/2/1998	Interior only: Renovation of existing retail store in existing building per Historic Preservation stamped plans dated 2/25/11.	2/25/2011

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12/9/2010	2/25/2011	2011-0245	2235 W. Rice	100373225	Ukrainian Village District	32	Exterior and Interior		Exterior & Interior: Deconvert from 3 units to single-family residence; rehab existing structure with a small addition; new MEP, 2-car garage as per Landmarks stamped plans dated 25 February 2011. New windows to be installed in existing empty openings. No other work allowed.	2/25/2011
2/25/2011		2011-0246	5960 N. Broadway	100353883	Riviera Motor Sales Co. Building	48	Sign		Signage: Refacing ATM signage facing Broadway. Sign 3'-8" in length and 9" in height. Sign to have a dark field with illuminated letters and logo.	2/25/2011
2/25/2011		2011-0247	135 S. LaSalle	100382605	Field Building	42	Mechanical		Electrical: Low voltage cabling. No other work permitted.	2/25/2011
2/25/2011		2011-0248	141 W. Jackson	100381413	Chicago Board of Trade Building	2	Mechanical		Electrical: Monthly maintenance only. No other work permitted.	2/25/2011
2/25/2011		2011-0249	1 N. Wacker	100381415	Civic Opera House	42	Mechanical		Electrical: Monthly maintenance only. No other work permitted.	2/25/2011
		2011-0250	200 S. Michigan	100381479	Historic Michigan Boulevard	42	Interior		Interior: Interior alterations in existing office building for full office tenant space on the 17th floor as per Landmarks stamped plans dated 28 February 2011. No window replacement or other work allowed.	2/28/2011
2/28/2011		2011-0251	11247 S. Forrestville	100383044	Pullman District	9	Exterior		Exterior: Repair pediment and restore historic copper gutters ONLY. No window replacement or other work allowed.	2/28/2011
2/28/2011		2011-0252	2545 W. Diversey	100383051	Vassar-Swiss Underwear Company Building	1	Miscellaneous		Miscellaneous: Change GC, HVAC, and refrigeration contractors for permit 100368945 ONLY. No work allowed with this permit.	2/28/2011
2/28/2011		2011-0253	860 N. Lake Shore	100381916	860-880 N. Lake Shore Drive	42	Mechanical		Mechanical: 60AMP panel change out and miscellaneous electrical changes within kitchen in unit 8J ONLY. No window replacement or other work allowed.	2/28/2011
2/9/2011	2/25/2011	2011-0254	1104 S. Wabash	100374683	Ludington Building	2	Exterior		Exterior: Alterations to repair existing façade as per Landmarks stamped plans dated 28 February 2011. GFRC and carve patch materials to match existing terra cotta in original color, size, texture, profile, and original finish and to be reviewed and approved by	2/28/2011

<b>TOTAL # OF PERMIT APPLICATIONS APPROVED:</b>	<b>131</b>	
<b>TOTAL # OF REVIEWS PERFORMED</b>	<b>143</b>	
<b>REVIEWS PERFORMED SAME DAY:</b>	<b>132</b>	<b>92.3%</b>
<b>REVIEWS PERFORMED IN 1-DAY OR LESS</b>	<b>143</b>	<b>100%</b>

*Tuesday, March 01, 2011*

**PERMIT REVIEW COMMITTEE REPORT TO  
COMMISSION ON CHICAGO LANDMARKS  
March 3, 2011**

The Permit Review Committee (PRC) met on February 3, 2011, at 1:50 p.m. The meeting was held at 33 N. LaSalle Street, Room 1600.

Present: Ben Weese  
Phyllis Ellin  
Ed Torrez  
Ernest Wong (arrived at 2:05 p.m.)

Staff: Brian Goeken, Deputy Commissioner, Historic Preservation Division, Department of Zoning and Land Use Planning  
Dijana Cuvalo  
Beth Johnson  
Cynthia Roubik  
Lawrence Shure

The following projects were reviewed by the PRC:

1. **209 S. LaSalle**  
(Rookery Building – 42<sup>nd</sup> Ward)

Proposal: Proposed architectural accent lighting on the west and north (street) facades

Action: Approved unanimously (vote 3-0, Commissioner Wong not yet present) with the following conditions:

1. As shown on the schematic attachment details, the luminaires are to be attached to mounting devices secured to the window frames, with no attachments through the masonry. Final luminaire mounting details shall take into account any potential water retention issues, and the mounting devices and any conduit shall be of a non-corrosive material and finish/painted a color to match the color of the masonry ledges. Final attachment details shall be submitted for Historic Preservation staff review and approval with the permit application; and,
2. To minimize any potential visibility of the luminaires from the public rights-of-way, the luminaires should be installed as close as possible to the windows, and in no instance closer to the outer edge of the masonry ledges than shown on the line-of-sight diagram, dated January 21, 2011.

2. **30 W. Monroe**  
(Inland Steel Building – 42<sup>nd</sup> Ward)

Proposal: Proposed new building standard for replacement of office-floor ceilings, which includes increasing the setback of the existing soffit

Action: Approved unanimously with the following conditions:

1. The proposed new typical office ceiling plan (dated 01/12/11), with a proposed increase of the setback of the perimeter ceiling soffit from 4-3/4" to 1'-3 3/4", is approved as submitted. The replacement 12"x 12" Armstrong Ultima custom white ceiling tiles and the light fixture housings to be retained, proposed to be retrofitted with a new 5'-long T8 lamp and acrylic lens, are also approved. The retrofitted light fixtures closest to the east and west perimeter walls may be reduced in length to accommodate the increased setback of the soffit. Should the applicant decide not to retrofit the light fixtures, new custom light fixtures of the same dimensions, visual appearance, light/lamp qualities, finish, and location may be installed subject to the prior review and approval of Historic Preservation staff. Fixture cut sheets and tile, lamp, and lens specifications shall be included in the permit plans;
2. The proposed area for tenant-specific ceilings and light fixtures, set back fifteen feet from the perimeter walls (as denoted by the plan dated 01/26/11) is approved, as these areas at the typical office floor are minimally visible from the surrounding streets and will allow tenant flexibility; and,
3. Building Standard: For all future tenant build-outs, future ceiling replacement projects shall match the approved scope of work, product specifications, etc., and address all conditions of approval, to maintain a consistent historic visual character for the building.

3. **1027 W. Madison Building**  
(Potential Class L application for the C.C.P. Holden Building – 2<sup>nd</sup> Ward)

Proposal: Proposed exterior and interior rehabilitation of an existing 4-story masonry commercial building, including masonry repair, new ground-floor storefronts, a new cornice, new windows, a 50% green roof, and a new roof-top deck.

Action: Approved unanimously with the following conditions:

Façade Design:

1. Once the EIFS cladding is removed in its entirety from the base of the building, Historic Preservation staff shall be notified in order to conduct a site visit to confirm existence of any remaining historic

fabric to be repaired or replaced to match, or, if any physical scarring exists, to inform the design of the ground floor. The proposed ground-floor configuration shall be revised to be consistent with such uncovered physical evidence, if any. The final ground-floor storefront design shall be subject to Historic Preservation staff review and approval;

2. A new brick mold shall be incorporated as part of the new windows, with a profile to match the original brick molds located on the rear façade windows. Existing and proposed details shall be submitted with the permit plans;
3. The proposed use of high-density cellular PVC, in this limited application, is approved as proposed for the replacement of the missing cornice on the front of the building;

Roof-top Work:

4. The roof-top deck, proposed to be setback (per roof plan dated 01/19/11) with a railing 2'-4" above the top of the new cornice, will not be visible from the surrounding streets and is approved as proposed;
5. The new front (north) stair tower shall be modified so that the roof of the enclosure can slope down towards the front, and reduce its visibility from the public way. (As such, the direction of the stair will need to be revised);

More Information:

6. Existing sandstone masonry shall be retained and repaired as much as possible. Where replacement is required, the applicant shall make best efforts to find replacement sandstone to match the historic in size, color, and texture, and report such information to Historic Preservation staff. If unsuccessful, and in consultation with staff, alternate stone products, stained stone, or integral-colored glass-fiber-reinforced concrete may be considered for possible use as a substitute material subject to Historic Preservation staff review and approval, and provided that the material and finish are durable, with UV resistance, and can match the sandstone in size, color, texture and other visual qualities. Samples of the stone patching, replacement stone, masonry, and mortar shall be reviewed and approved by staff prior to order, fabrication, and installation;
7. The stone façade should be cleaned with the gentlest means possible. Any chemical cleaning product, cleaning specifications, and material safety data sheets shall be reviewed and approved by Historic Preservation staff;
8. Enlarged dimensioned section and plan details of the new cornice, clad-wood storefront system, clad-wood and stone piers, and windows shall be included in the permit plans. Samples of the granite for the

knee wall and finish colors of the storefront, windows, and cornice shall be reviewed and approved by Historic Preservation staff prior to order and installation;

9. Any exterior light fixtures and signs shall be reviewed and approved by Historic Preservation staff prior to order and installation; and,
10. A report by a licensed structural engineer addressing the proposed roof work and new interior wall and floor openings, relative to how the building should be braced and protected during construction, shall be submitted for Historic Preservation staff review and approval, as part of the permit plans. The recommended measures, sequencing, and protections shall be incorporated in the structural and architectural drawings.

4. **6307 N. Louise**  
(Old Edgebrook District – 41<sup>st</sup> Ward)

Proposal: Proposed exterior alterations to an existing 2-story, masonry-and-frame single-family residence, including the removal of a bay window, alterations to masonry openings and a roof dormer, and replacement of all windows

Action: Approved unanimously with the following conditions:

1. The bay window on the side (east) façade, proposed to be removed, appears to be an original or an early change to the house within the period of significance of the district, and is also similar to the bay windows on the front elevation. The bay window appears to be an historic feature of the building and should therefore be retained. The glass of the bay windows may, however, be replaced with an opaque glass, such as spandrel glass or frit glass, or modified with a film or other treatment to obscure interior changes to the building. *[Several alternative ideas were suggested at the meeting that would retain the bay while accommodating the proposed interior modifications. Historic Preservation staff is available to discuss them with you further.]* Additional information, details, and/or material sample or specifications shall be submitted to Historic Preservation staff for review and approval prior to order and installation;
2. Fiber cement siding may be installed on the dormers and the rear façade, as proposed, provided that the siding shall match the size, profile and lap exposure of the historic wood siding and shall have a smooth finish. New cladding on the gable-end of the front elevation, however, shall be wood siding to match historic size, profile and lap exposure;
3. Details of existing and proposed siding, vertical dividers, windows, including brick molds, shall be submitted with the permit application to ensure that the new exterior cladding and trim details match the

- design, dimensions and appearance of the existing features;
4. Samples of the new brick shall be reviewed and approved by Historic Preservation staff prior to order and installation. The new brick and mortar shall match the historic masonry (unpainted) in color, size, joint profile, and texture. The mortar and paint specifications for a breathable masonry coating shall be submitted to Historic Preservation staff for review and approval; and,
  5. As proposed, the scope of the project includes the removal of the interior walls of the historic building, while the exterior walls and the roof would remain in place. A report and drawings by a licensed structural engineer addressing how the historic building will be supported, braced and protected during the demolition and construction shall be submitted with the permit plans. The recommended measures, sequencing and protections shall be incorporated in the structural and architectural drawings.

5. **1601 N. Milwaukee**  
(Milwaukee Avenue District – 32<sup>nd</sup> Ward)

Proposal: Proposed rehabilitation and conversion to a retail use of a 3-story limestone bank building, including masonry repair and repainting, enlargement of ground-floor window openings, window replacement, and new retail tenant signs.

Action: Approved unanimously with the following conditions:

1. The fourteen ground-floor window openings, proposed to be enlarged, are original character-defining features on primary (street) elevations of the building, and the size of the openings shall not be changed. However, given that the existing windows are not historic, and in furtherance of the intended retail use of the building, the replacement ground-floor windows need not match the original configuration but may be undivided picture windows with minimal framing designed to maximize the amount of glazing areas;
2. As proposed, all new replacement glass shall be clear glass. Existing and proposed dimensioned window and door details, and their proposed finishes, shall be included in the permit plans;
3. The fixture plan shall be further studied. Areas behind the windows should be kept open and unobstructed to allow transparency and views into the building. Additional information about the build-out behind the windows, any proposed window signage, and merchandising installations shall be provided for Historic Preservation staff review and approval as part of the permit application;
4. Masonry cleaning, repair, and replacement details shall be included in the permit application plans. Samples of any replacement stone, patching, and mortar shall be reviewed and approved by Historic

Preservation staff prior to order and installation. Any new limestone shall match the unpainted limestone in color, texture, and finish; and any new mortar shall match the historic unpainted condition in color, profile, and composition;

5. A conditions analysis of the paint and stone shall be performed by a qualified materials engineer/conservator to determine the appropriate paint product type, color, and finish for the existing painted limestone. The analysis and paint specification shall be submitted for review and approval by Historic Preservation staff prior to order and application;
6. As proposed, no exterior light fixtures shall be mounted to the stone facades;
7. The location, size, design, and attachment details for the large “W” sign shall be further studied so as not to obscure character-defining features such as windows and to ensure that it will not adversely affect the building or the district. *[A possible location is the wall area below the proposed window location.]* The four signs proposed above the doors should be relocated to the flat stone jambs above the door and below the beaded stone molding, or could be relocated to the flat stone pilasters next to the doors and designed to appear like plaques. The other proposed sign areas, the two locations along the stone sign bands at the parapet and the proposed projecting banners mounted at the stone pilasters are approved in concept only. A rendering showing all proposed signage shall be submitted to Historic Preservation staff as part of the continued review. All future signage including material, color, attachment details, sizes, lighting and other information shall be reviewed and approved by Historic Preservation staff prior to order and installation. The signs shall be designed with as few attachments to the masonry as possible, and with attachments preferably located at the mortar joints; and,
8. The proposed use of the building requires a zoning change for the portion of the lot which is currently zoned M1-2. The Commission takes no position regarding the merits of any requested zoning change.